



**ORDINANCE NO. 2016-08**

**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY  
TO THE CITY OF LA CENTER (GRIFFITH TRUST and 3B NW, LLC) and  
REZONING THAT PROPERTY CONSISTENT WITH THE LA CENTER  
COMPREHENSIVE PLAN**

The La Center City Council adopts the following findings:

**WHEREAS**, the Griffith Trust, Linda Fudge & Melody Cowan, et al. Trustees and 3B NW, LLC are the owners of certain real property (the "Annexation Territory") that includes three parcels totaling 2,463,318 square feet or 56.55 Acres, more or less, and the abutting rights-of-way contiguous with the City's corporate limits and located within the La Center Urban Growth Boundary; and

**WHEREAS**, the Annexation Territory is more precisely described as: #65 SEC 4 T4N R1EWM 20A (PIN 209748000); #22 SEC 4 T4N R1EWM 24.10A (PIN 209705000); and #63 SEC 4 T4N R13WM 12.45 M/L (PIN 209746000); and

**WHEREAS**, the Proponents presented the City with a Notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120, and the City Council accepted the proposal at its June 28, 2016, special meeting; and

**WHEREAS**, the Proponents submitted a Petition for Annexation which included signatures of the owners of record of 100% of the assessed value of the Annexation Territory and a legal description and map; and

**WHEREAS**, the City caused the SEPA Determination of Non-Significance relating to rezoning of the subject land to be published on July 6, 2016, and the City, thereafter, received no comments; and

**WHEREAS**, on July 27, 2016 the City provided public notice in the Newspaper of Record of an opportunity for comment thereon by all interested citizens at a duly called and noticed public meeting; and

**WHEREAS**, the Clark County Assessor certified sufficiency of the petition; and

**WHEREAS**, the Clark County Boundary Review Board has been disbanded and therefore has no jurisdiction to invoke over the proposed annexation; and

**WHEREAS**, the City Council finds this annexation and zone change to be in the public's interest;

**NOW THEREFORE**, based on the foregoing Findings, the La Center City Council ordains as follows:

**Section 1 - Annexation.** That the Annexation Territory described as: #65 SEC 4 T4N R1EWM 20A (PIN 209748000); #22 SEC 4 T4N R1EWM 24.10A (PIN 209705000); and #63 SEC 4 T4N R13WM 12.45 M/L (PIN 209746000) as illustrated in Exhibit A, attached hereto and incorporated herein by this reference, is hereby annexed and incorporated into the City of La Center.

**Section 2 - Land Use Designation and Zoning.** The Annexation Territory shall have a comprehensive plan land use designation of Commercial and shall be zoned in accordance with LCMC 18.150 as Community Commercial (C-2). An Urban Holding (UH-10) zoning overlay is also applied per LCMC 18.190 and shall be maintained until a capital facilities analysis is accepted by the City per Resolution 05-262, at which point the City will remove the Urban Holding overlay.

**Section 3 - Assessment and Taxation.** The Annexation Territory shall be assessed and taxed by the City in the same manner as other similarly situated property within the City as of the effective date of this Ordinance.

**Section 4 - Severability:** If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other provision of this ordinance.

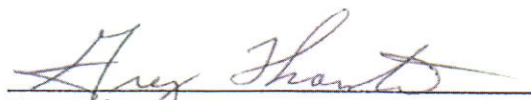
**Section 5 - Transmittal:** The City Clerk shall:

1. File a certified true copy of this Ordinance, with the Clark County Board of Commissioners and the Clark County Assessor pursuant to LCMC 18.290.050.
2. Record a certified true copy of this Ordinance with the County Auditor pursuant to LCMC 18.290.050.
3. Provide notice of this annexation to the Office of Financial Management pursuant to RCW 35A.14.700.

**Section 6 - Effective Date:** This ordinance shall go into effect ten days following its passage by the City Council and publication as required by law.

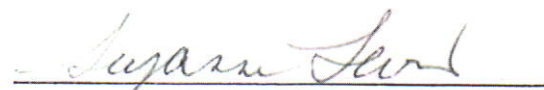
Approved and adopted this 10<sup>th</sup> day of August 2016 by a majority of the La Center City Council.

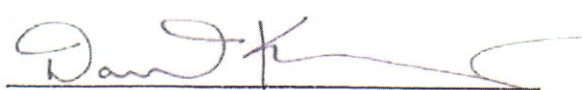
AYES: 5  
NAYS: 0  
ABSTAIN: 0  
ABSENT: 0

  
\_\_\_\_\_  
Mayor of La Center

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Suzanne Levis, Finance Director/Clerk

  
\_\_\_\_\_  
Daniel Kearns, City Attorney



**CITY OF LA CENTER ANNEXATION  
LEGAL DESCRIPTION  
August 10, 2016**

**PARCEL I**

PORTION OF LAND IN SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF NW LA CENTER ROAD AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 4;

THENCE WEST ALONG THE NORTH LINE OF SAID SE1/4 OF THE SW1/4 TO THE EAST LINE OF NW 26<sup>TH</sup> AVENUE;

THENCE NORTH 20 FEET MORE OR LESS TO THE EASTERLY PROJECTION OF THE NORTH LINE OF NW 324<sup>TH</sup> STREET;

THENCE WEST ALONG THE NORTH LINE OF NW 324<sup>TH</sup> STREET AND ITS EASTERLY PROJECTION TO THE EAST LINE OF NW 31<sup>ST</sup> AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF 31<sup>ST</sup> AVENUE AND THE EAST LINE OF PARADISE PARK ROAD TO THE NORTHWEST CORNER OF THE MINIT MANAGEMENT LLC TRACT DESCRIBED BY DEED RECORDED UNDER AUDITOR'S FILE #4239509 D RECORDS OF CLARK COUNTY AND THE CITY OF LA CENTER LIMITS;

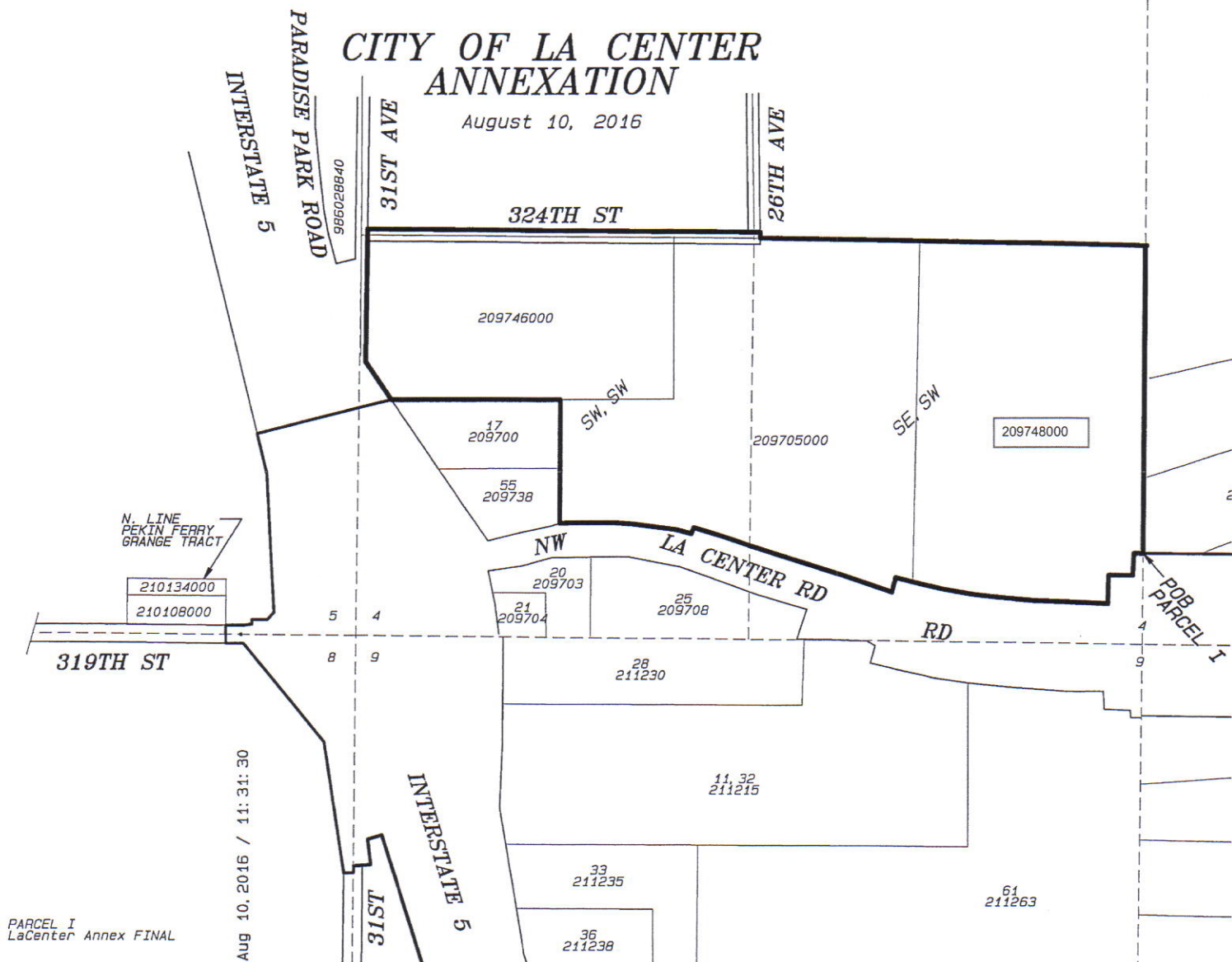
THENCE EAST ALONG THE CITY OF LA CENTER LIMITS AND THE NORTH LINE OF SAID MINIT MANAGEMENT LLC TRACT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID MINIT MANAGEMENT LLC TRACT AND THE CITY OF LA CENTER LIMITS TO THE NORTH LINE OF NW LA CENTER ROAD;

THENCE EASTERLY ALONG THE NORTH LINE OF NW LA CENTER ROAD AND THE CITY OF LA CENTER LIMITS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE POINT OF BEGINNING.

# CITY OF LA CENTER ANNEXATION

August 10, 2016



PARCEL I  
LaCenter Annex FINAL

Aug 10, 2016 / 11:31:30